

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
January 2nd, 2019**

The Millard County Planning Commission met on Wednesday January 2nd, 2019 at the Millard County Offices, 71 South 200 West, Delta, Utah.

**PRESENT:** David Sturlin ..... Planning Commission Chairman  
Demar Iverson ..... Planning Commissioner  
Molly Stevens ..... Planning Commissioner  
Greg Greathouse ..... Planning Commissioner  
Joyce Barney ..... Planning Commission Vice Chairman  
Richard Waddingham ..... Millard County Deputy Attorney

**EXCUSED:** Matthew Kesler ..... Planning Commissioner  
Tom Nielson..... Planning Commissioner

**ALSO PRESENT:**

Adam Richins..... Planning and Zoning Administrator  
Angi Meinhardt..... Secretary  
Dean Draper ..... Millard County Commissioner  
Scott Barney ..... MEDA  
Patricia Vaughn ..... Applicant  
Stewart Vaughn ..... Applicant  
Samuel C Quigley ..... Sawtooth Caverns  
Alen Hogendoorn ..... Sawtooth Caverns  
Josh Morris ..... Sawtooth Caverns  
Dave Robinson ..... Sawtooth Caverns  
Tiffany James ..... Sawtooth Caverns

PURSUANT TO AN AGENDA WHICH HERETOFORE HAD BEEN PROVIDED to each member of the Planning Commission, posted at the Millard County Offices in Delta, the Public Safety Building in Fillmore, and the Main Street Courthouse in Fillmore, posted on the Utah Public Notice Website and the Millard County Website, and provided to the Millard County Chronicle Progress, a newspaper of general circulation within Millard County, Utah as required by law, the following proceedings were had:

**1. WELCOME, CALL TO ORDER –** Chairman David Sturlin

Planning Commission Chairman David Sturlin called the meeting to order at 6:37 pm. He welcomed all present.

## 2. PUBLIC INPUT

There was no public input.

## 3. NON PLAT SUBDIVISION – Application # Z-2018-024 for a Non Plat Subdivision of property located approximately 3 miles south of Leamington (Fool Creek). Petitioners & Owners — Stewart & Patricia Vaughn

Applicants Stewart and Patricia Vaughn approached the Commission. They gave a brief description of the non plat subdivision.

There was some discussion on the requirements and recommendations for this non plat subdivision.

Commissioner Joyce Barney made a MOTION to send a favorable recommendation to the BOCC for application Z-2018-024 for a Non Plat Subdivision of property located approximately 3 miles south of Leamington, according to the recommendations that the planner has provided to separate the 40 acres. Commissioner Greg Greathouse SECONDED the motion. Voting was unanimous in the affirmative.

## 4. PUBLIC HEARING – on C-2 Conditional Use Permit Amendment Application #Z-2018-026 to amend existing Conditional Use Permit Z-2014-043 to:

- Add property for two additional underground salt caverns;
- Add property necessary to construct an approximately 3.5 mile connection to the existing UNEV refined products pipeline (a third-party facility);
- Allow a Petroleum Pipeline Right of Way (major) to the UNEV refined products pipeline;
- Identify Sawtooth Caverns, LLC as the holder of the permit.

Sawtooth Caverns, LLC—Applicant

Commissioner Joyce Barney made a MOTION to open a public hearing for application Z-2018-026 for an amendment to C-2 Conditional Use Permit # Z-2014-043. Commissioner Demar Iverson SECONDED the motion. Voting was unanimous in the affirmative. Public hearing opened at 6:54 pm.

Tiffany James approached the Commission. She gave an overview of the operation.

There was discussion of the CUP adding two additional underground storage caverns, a refined product pipeline, allowing petroleum right of way and identifying Sawtooth Caverns, LLC as the holder of the permit.

There was discussion of the recommendations listed on the staff report. There was discussion of specifying the existing recommendations on the 2014 CUP along with the 2018 CUP.

Commissioner Greg Greathouse would like to have the County oversee the reclamation on the pipeline right of way.

There was discussion of using local resources for the construction and also to use local suppliers for this operation. Tiffany James stated the facility now has about 22 people but it could double within time. There could be about 25-40 construction workers within an 8 month time period.

Commissioner Greg Greathouse made a MOTION to close the public hearing. Commissioner Molly Stevens SECONDED the motion. Voting was unanimous in the affirmative. Public hearing closed at 7:30 pm.

**5. REVIEW and POSSIBLE RECOMMENDATION** on C-2 Conditional Use Permit Amendment Application #Z-2018-026 to amend existing Conditional Use Permit Z-2014-043.

There was discussion of the facility reclamation plan.

Commissioner Molly Stevens made a MOTION to send a favorable recommendation to the BOCC for application #Z-2018-026 for a conditional use permit amendment with the recommendations 1) a- b. These will reference all the same recommendations on application Z-2014-043. Commissioner Demare Iverson SECONDED the motion. Voting was unanimous in the affirmative.  
1:07:00

**6. PLANNING and ZONING ADMINISTRATOR'S REPORT**

Planner Adam Richins brought up the table of uses for green houses. There was a short discussion of the table of uses for a nursery.

There was discussion of applications from Trans West.

**7. OTHER BUISNESS**

The Commission would like to review the overlays and the ordinance for any changes that need to be addressed.

**8. APPROVAL OF MINUTES – November 7, 2018**

The proposed minutes of the regular Commission meeting held November 7th, 2018 were presented for consideration and approval. Following review and consideration of minor corrections, Commissioner Joyce Barney made a

MOTION to approve the minutes for November 7th, 2018, as corrected.  
Commissioner Molly Stevens SECONDED the motion. Voting was unanimous in the affirmative

**9. POSSIBLE CLOSED MEETING** Pursuant to Utah Code Annotated Section 52-4-204&205

**10. ADJOURNMENT**

Commissioner Greg Greathouse made a MOTION to adjourn. Commissioner Demar Iverson SECONDED the motion. Voting was unanimous in the affirmative.

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Dated this \_\_\_\_ day of \_\_\_\_\_ 2019  
David Sturlin, Chairman  
Millard County Planning Commission